115.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	758,300 / 758,300
					USE VALUE:	758,300 / 758,300
					ASSESSED:	758,300 / 758,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BRAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GEDDIE MELISSA &
Owner 2:	KAGEY MICHAEL H
Owner 3:	
Street 1:	28 BRAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GEDDIE MELISSA & -
Owner 2:	KAGEY MICHAEL -
Street 1:	28 BRAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,670 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Vinyl Exterior and 1547 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7670.000	324,400	1,600	432,300	758,300
Total Card	0.176	324,400	1,600	432,300	758,300
Total Parcel	0.176	324,400	1,600	432,300	758,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 490.17 | /Parcel: 490.1

Legal Description

User Acct 74056

GIS Ref

GIS Ref

Insp Date 09/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 115.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	324,400	1600	7,670.	432,300	758,300	758,300	Year End Roll	12/18/2019
2019	101	FV	252,900	1700	7,670.	438,500	693,100	693,100	Year End Roll	1/3/2019
2018	101	FV	252,600	0	7,670.	327,300	579,900	579,900	Year End Roll	12/20/2017
2017	101	FV	252,600	0	7,670.	296,400	549,000	549,000	Year End Roll	1/3/2017
2016	101	FV	252,600	0	7,670.	284,100	536,700	536,700	Year End	1/4/2016
2015	101	FV	237,800	0	7,670.	240,900	478,700	478,700	Year End Roll	12/11/2014
2014	101	FV	237,800	0	7,670.	228,500	466,300	466,300	Year End Roll	12/16/2013
2013	101	FV	237,800	0	7,670.	217,400	455,200	455,200		12/13/2012

!8964!

PRINT

Date	Time
12/10/20	23:29:35

LAST REV

Date	Time
09/26/18	10:03:44

apro

8964

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEDDIE MELISSA	61409-468		3/18/2013	Convenience	99	No	No		
ARTISAN RESTORA	59866-220		8/28/2012		525,000	No	No		
GRANNON WILLIAM	57858-546		11/14/2011	Change>Sale	340,000	No	No		
GRANNON WILLIAM	18948-170		2/24/1988	Family		No	No		
	7938-76		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/10/2012	132	Manual	500					take out wall betw
1/11/2012	39	Redo Kit	34,000	C				REDO KIT & BATHS/N

ACTIVITY INFORMATION

Date	Result	By	Name
9/7/2018	Meas/Inspect	CC	Chris C
6/28/2012	External Ins	BR	B Rossignol
6/11/2012	Info Fm Prmt	BR	B Rossignol
2/14/2012	MLS	EMK	Ellen K
2/14/2012	MLS	EMK	Ellen K
2/14/2012	MLS	EMK	Ellen K
1/12/2009	Meas/Inspect	336	PATRIOT
2/8/2000	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	74056
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7670		Sq. Ft.	Site		0	70.	0.81	5			Topo	-5					432,318						432,300	

Total AC/HA: 0.17608 | Total SF/SM: 7670 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 432,318 | Spl Credit | Total: 432,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.32873297
Const Adj.:	0.99989998
Adj $ / SQ:	139.503
Other Features:	103343
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	363703
Depreciation:	39280
Depreciated Total:	324423

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

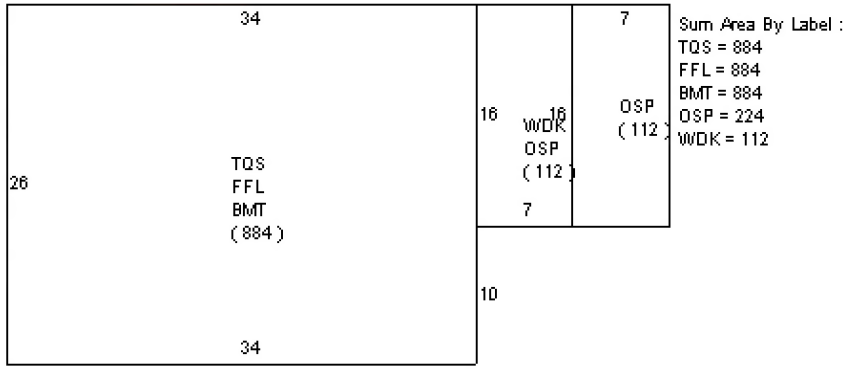
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M

Totals		
1	7	3

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	139.50
Special Features:	0	Val/Su Net:	117.24
Final Total:	324400	Val/Su SzAd	209.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	884	41.850	36,996
FFL	First Floor	884	139.500	123,321
TQS	3/4 Story	663	139.500	92,491
OSP	Screen Porch	224	26.250	5,880
WDK	Deck	112	14.930	1,672

Net Sketched Area:	2,767			Total:	260,359
Size Ad	1547	Gross Are	2988	FinArea	1547

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 115.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X48	A	AV	2000	2.81	T	15.2	101			1,600			1,600

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600